**M News: DC Buildings / Modapalooza / E. Fay Jones / Connell Saga / Daughters of Design / Ari Shapiro**
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, July 14, 2025

US Modernist

# Monday, July 14, 2025

Welcome, Modernist architecture fans, to the USModernist newsletter, sharing Modernist news and events since 2008! USModernist is an award-winning nonprofit 501C3 educational archive for the documentation, preservation, and promotion of Modernist architecture.

USModernist Radio Podcast | Architecture Media Library | Architect and House Archives

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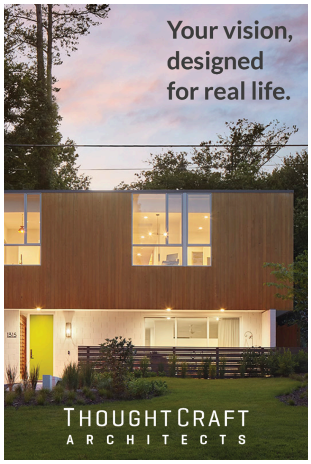
News Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

**Sponsorship:** Connect your product, service, or organization to USModernist's 64,000 weekly subscribers! Reach out to George Smart, 919.740.8407.

Meet the USModernist Team

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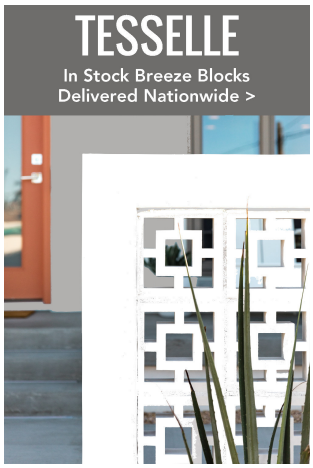


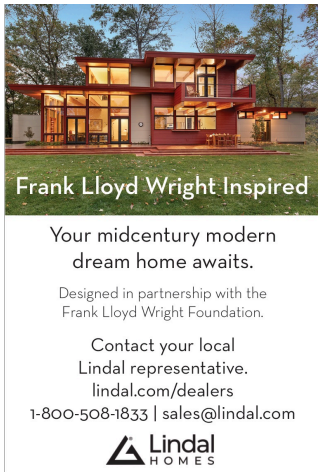









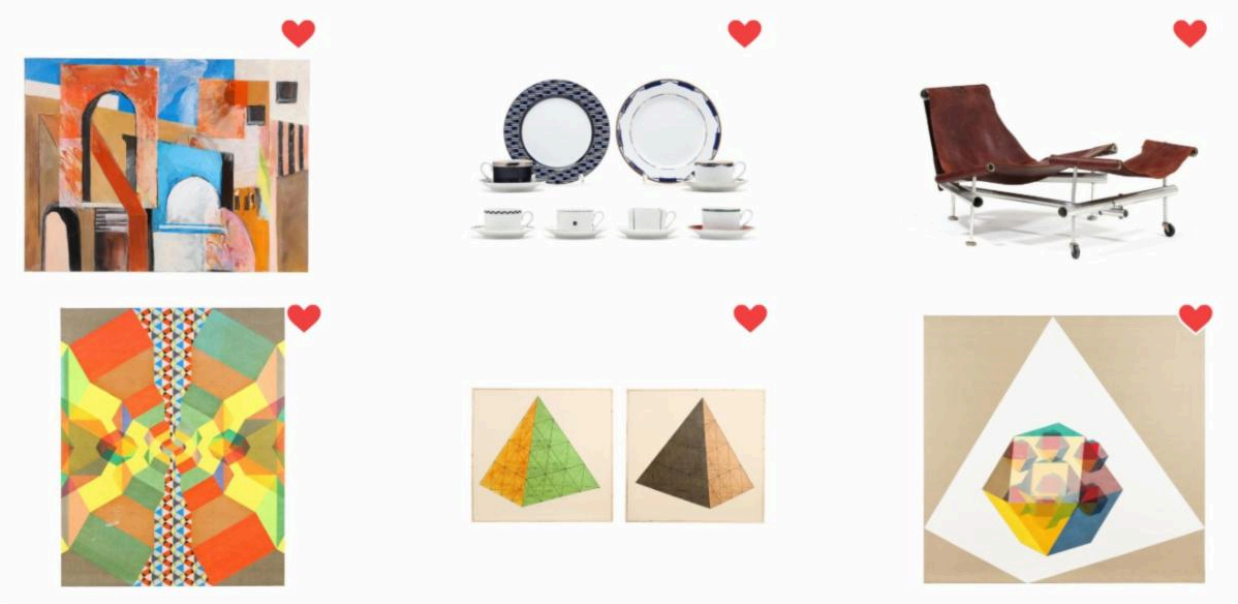

## Featured Events

MATSUMOTO PRIZE

The George Matsumoto Prize is North Carolina's highest honor exclusively for Modernist residential architecture.

The 2025 Awards Ceremony is **Wednesday, July 23,** 6-8pm at Leland Little Auctions, 620 Cornerstone Court, Hillsborough NC. Featuring appetizers and wine from the Leland Little collection.

**There will be many, many door prizes!** Free, registration required. Enter PRIZE on the form.



The evening event will also preview the online Modernist auction taking place the next day. This includes the above items sold to benefit NCModernist, such as paintings from **Jillian Goldberg** and **John Hiigli**, a **Max Godschalk** chair and ottoman, and **Swid Powell** dinnerware.

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MODAPALOOZA

Raleigh/Durham NC



**Saturday, September 13, 8-5pm:** Join NCModernist for the next wildly popular Modapalooza bus tour of new Modernist houses in the Triangle area of North Carolina.

It's Modapaloooza's 12th year, featuring amazing new houses by Erin Sterling Lewis, withArchitecture, Phil Szostak, Joe Lopez, Raleigh Architecture, Turkel Design, and more. Details and tickets.

## Connect with the USModernist Community



Do you have a basement or attic or storage unit full of contemporary furniture or art? Can't bear the thought of throwing these away, but your family doesn't want them?

Get a great tax deduction and free pickup in North Carolina. Your donation to USModernist supports our award-winning documentation and preservation programs. Contact: **Sharon Glazener**, Art Director, 919.787.3515.

Become a USModernist **Mod Squad** member and join a national community of architecture fans supporting and preserving the Modernist architecture you love.

We love our Mod Squad members, and after 18 years of no membership price increases, expenses have gone up with our tours, research, and preservation projects. So it's time.

**Join now! Until August 1, the price is still $120, or just $10 a month.** Sign up here.




USModernist's documentation and preservation work consistently delivers national impact, but our continued research and advocacy is only possible through generous supporters like you. You can be part of our community with a tax-deductible donation. Providing for USModernist in your will, trust, or beneficiary designation is a powerful way to make your legacy in Modernist preservation. There are new and creative options in addition to direct donation, including insurance and estate gifts, such as donating directly to USModernist from an IRA. Donate.

We can explore specific aspects of planned giving custom to your situation. Reach out to George Smart, george@usmodernist.org, 919 740 8407.

Want a closer connection to USModernist? Get breaking news (like preservation alerts or special events) on your cell phone. Just text JOIN and

your email address to the phone number 707-615-3822.  Example: JOIN gsmart@nc.rr.com. Leave anytime by sending STOP.



Support USModernist's intrepid mission of Modernist preservation and documentation by hosting a benefit cocktail party or dinner in your Modernist house! Throughout 2025 and 2026, USModernist's founder and Executive Director George Smart goes on the road to speak at hosted events in Modernist houses around America. Get more information.

## News





From the Architects Newspaper: The FBI will move its Washington DC headquarters from the brutalist 1975 J. Edgar Hoover Building (left), designed by **Charles Murphy**, to the neoclassical 1998 Ronald Reagan Building, right, designed by **James Ingo Freed** of Pei Cobb Freed. There's plenty of room because Trump kicked out USAID.



Separately, **Housing & Urban Development (HUD)** will move out of the Robert C. Weaver Federal Building, designed by Marcel Breuer, to Alexandria VA.

The future of the Hoover and Weaver buildings remains uncertain. The HUD building was put on the "accelerated disposition" list by the GSA weeks ago.



The Connell House Saga Refuses to End: Tech CEO Massy Medhipour bought the Richard Neutra-designed Connell House on a oceanview lot in Pebble Beach in 2004 and tried to get permission from the Monterey County Board of Supervisors to tear it down and put up a new, much larger Modernist house.

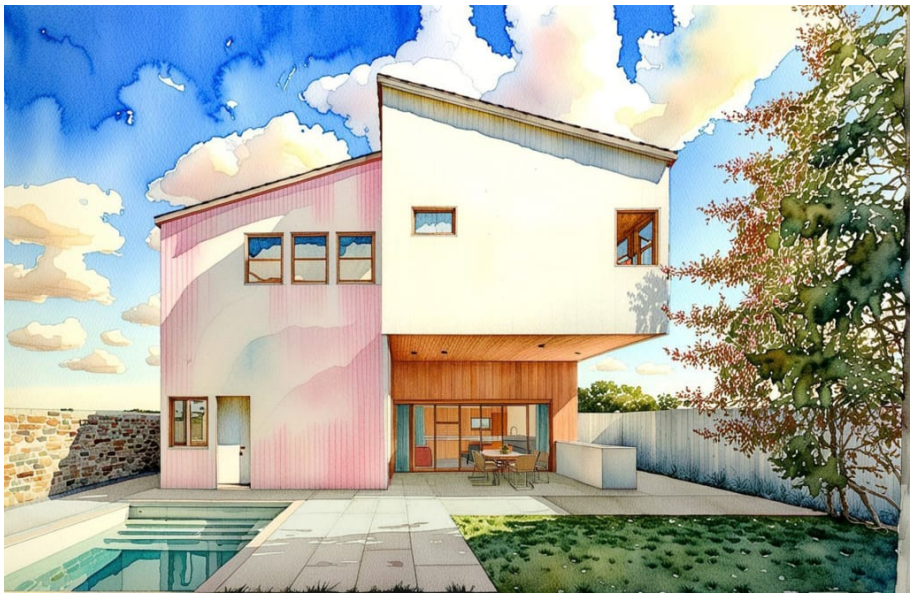
Opposed by preservationists, Medhipour was mired in the approval process for the next 19 years. In 2023, she finally got approval to build a Modernist house in the same size and footprint as Connell, and that should have been the end of a case that went on far too long.

Sadly for everyone concerned, the saga is still not over. Medhipour is back at the Monterey County Board of Supervisors, and she again insists on building a larger house, about twice as large as what was approved in 2023. This is going to take a while. Stay tuned.




The Faubus House in Huntsville AR is one of the finest residential works by architect E. Fay Jones, who studied under Frank Lloyd Wright. With 57 structures within an hour of Bentonville/Fayetteville, the area is a gold mine of Modernist architecture. The E. Fay Jones Conservancy works to preserve these houses and buildings and elevate the prominence of Jones. Learn more here.

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Forty architectural firms primarily in Los Angeles have bonded to establish "Case Study Adapt" for victims of the California wildfires this year – smaller beautiful house designs for quick permitting and construction. Fast Company magazine reports. On August 18, USModernist Radio will have an interview with organizer **Dustin Bramell.**

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Fifteen public design organizations based in New York City have joined forces to form the **Public Design Alliance** to team up for collective action.

The groups include AIA New York, Architectural League of New York, Beverly Willis Architecture Foundation, Center for Architecture, Center for Urban Pedagogy, Design Trust for Public Space, Institute for Public Architecture, Municipal Art Society of New York, National Academy of Design, NYCxDESIGN, Open House New York, Regional Plan Association, Storefront for Art and Architecture, Urban Design Forum, and the Van Alen Institute.

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The Wyoming Aviation Heritage League (WAHL) is dedicated to preserving the iconic, abandoned 1960 Cheyenne Regional Airport terminal, designed by **Robert William Poston.** This 65-year-old building, closed since 2018, was once a bustling hub, contributing to Cheyenne's reputation as the "Air Capital of the West." WAHL wants to transform the distinctive hyperbolic paraboloid-roofed structure into a restaurant, art space, retail shops, and an aviation museum. The revitalization project, estimated at $10 million, is moving forward with grants. WAHL also hosts an annual aviation festival September 13-14, which will feature an air show and vintage planes. Hat tip to **Chuck Willis.**

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Filmmaker Ned Daly made *The Closer You Look* (2019), an abstract look at a office building in Boston's Government Services Center designed by Paul Rudolph. It's available to the public here for the first time. Meanwhile, the state is making a renewed effort to find a developer for the massive complex, a prominent example of Brutalist architecture in Boston's West End. The half-century-old complex stands on a 5.5-acre site that was once a vibrant neighborhood, largely razed during urban renewal efforts. The six-story **Hurley building**, located along Cambridge and Staniford streets, is currently vacant, its former state Labor Department employees having relocated. The **Lindemann building**, known for its distinctive M.C. Escher-style staircases, still houses Department of Mental Health patients and facilities, which will need to be accommodated in any new plans. Both buildings are in disrepair, requiring millions of dollars in renovations. A new request for proposals is expected later this year.

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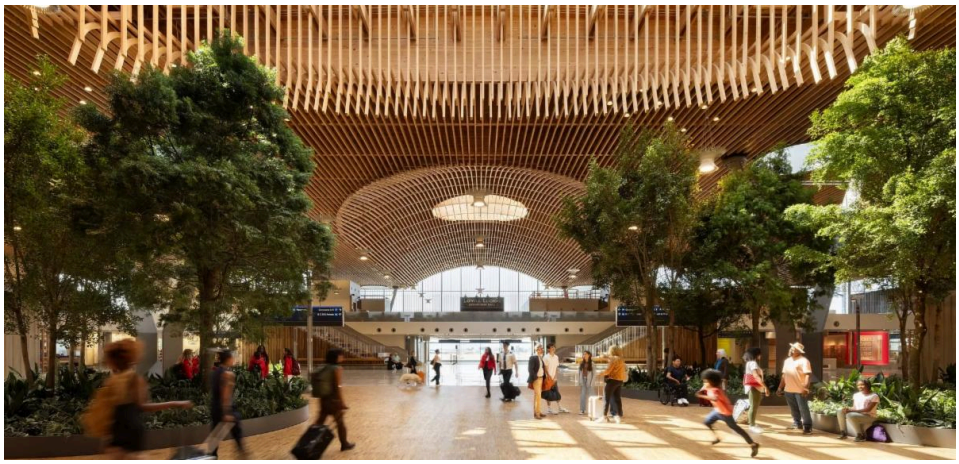


Twenty years into the life of his design firm BIG, Bjarke Ingels talked with *Luxury London* magazine about how BIG does not have a style and tries to capture the spirit of every place it works.

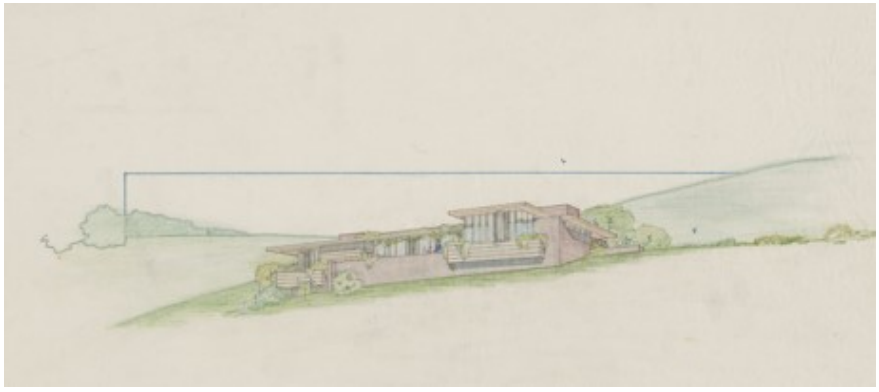
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A significant new exhibition at the Museum of Modern Art in New York offers a unique glimpse into the Nakagin Capsule Tower, **Kisho Kurokawa's** visionary 1972 Tokyo skyscraper that was disassembled in 2022. Despite initially soaring construction costs due to the 1973 oil crisis, the Nakagin Capsule Tower was a success for 15 years, reflecting Japan's economic boom. Though Kurokawa intended the capsules to be replaceable after 25 years, a design flaw and prohibitive asbestos removal costs ultimately led to the building's demolition. The museum acquired one of 14 meticulously restored capsules in 2023. The exhibition runs through July 2026. **Hat tip to Lester Levine.**



The 2025 Prix Versailles World Architecture and Design Awards are announced. This includes airports, museums, restaurants, hotels, and campuses, all big-ticket projects that can make an architect's career. This is the new all-timber Portland (Oregon) airport, designed by ZGF.



Read the fascinating story of an unbuilt Frank Lloyd Wright in Knox County OH and the architect's relationship with the photographer who asked for it but could never afford to build.



Houses by the likes of Frank Lloyd Wright, Richard Neutra, and John Lautner have become even more status symbols among the rich and famous, or what the Robb Report calls "cultural capital."

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The St. Louis Post Dispatch celebrates a woman who bought a 1950 Lustron home in the city in 2024 because she loved its vibe.

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The judges for the World Architecture Festival – being staged in the US for the first time – have released a short list of 460 projects that are competing for awards.

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A report in Midcenturyhome.com tells how John Lautner's 1948 Jules Salkin House in Los Angeles's Echo Park was brought back in 2017 from years of neglect and minimal upkeep.

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Architect and 3-D artist **David Romero** is out with AI-devised images of buildings, this time unbuilt Frank Lloyd Wright projects in a collaboration with the Frank Lloyd Wright Foundation. Above is the Gordon Strong Automobile Objective from 1924.

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Updating a 1956 Roger Lee house in Berkeley CA was a daunting task for new owners. How do you improve what they thought was an already-perfect design?

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Zaha Hadid Architects has created a master plan for a new city, Khalid Bin Sultan, in Sharjah in the United Arab Emirates.

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MODERNISM IN DANGER
USMODERNIST

Know an endangered Modernist house in your neighborhood, city, or state? Through our preservation alert program, **Modernism In Danger,** USModernist calls attention to the Modernist buildings around the country at risk for deterioration, demolition, auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

## Modernism For Sale



One of the last houses that Joseph Eichler built in southern California – a 1964 home designed by **Claude Oakland** in Thousand Oaks – has popped up on the market with a $1.7M price tag.

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A four-story 2006 townhouse that David Adjaye designed in the Fort Greene section of Brooklyn is up for sale now at $6.5M.

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A house that *Time* magazine dubbed a "glass tent" when it was built in 1951 in Montecito CA is for sale for just under $18M. Designed by **Lutah Maria Riggs**, the first woman in Santa Barbara licensed as an architect and one of the first women to earn FAIA status.

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A 1951 house in Colorado Springs CO that's is under contract was designed by Frank Lloyd Wright's granddaughter, **Elizabeth Wright Ingraham**.

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A 1977 house that architect **Martin Gelber** designed in Los Angeles is up for sale at $6M.

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A 2016 house in North Haven NY, designed by **William Reese** and the homeowners, credita Tadao Ando and Rudolph Schindler for inspiration. It's on the market $19M.

## Upcoming Events

Want to bring 50-100 design-oriented people to your client site or studio? Host a Thirst4Architecture design networking event! We have a few openings for 2025 and several for 2026 in the Raleigh/Durham area. Contact **Devra Dubroff,** devra@usmodernist.org.

**July 20:** Visit the Pearlman Cabin designed by John Lautner in Idyllwild CA. $50/person. Write to NancysuePearlman@aol.com or call 213 705-4992. Vegetarian lunch served.

**July 27, 11-2pm:** Tour and book signing at the Antler House, designed by Andrew Geller, sponsored by Hamptons 20th Century Modern. Author **Jake Gorst** will give a brief talk on his grandfather Geller's groundbreaking work and sign his book *Andrew Geller: Deconstructed*, available for purchase onsite. Tickets.

**August 10, 11am:** The Legacy of Hamptons Modernism Today, a panel discussion at the Jewish Center of the Hamptons, architect Norman Jaffe's masterpiece. Includes **Paul Goldberger, Jane Mehring, Max Worrell,** and **Liz Waytkus.** Tickets TBA.

**September 2-October 10:** *A question of imagination and taste* at the Jewett Arts Center at Wellesley College in Wellesley MA exhibits original drawings, blueprints, and photos of Paul Rudolph's 1958 design. Details.

**September 5-November 9:** An exhibit of the architecture of Little Switzerland (Knoxville TN) at the Knoxville Museum of Art. Details.

**September 6**: AIA Triangle Tour. Details TBA.

**September 13:** Modapalooza Bus Tour of Nine New Modernist Houses, Raleigh/Durham/Chapel Hill NC. Tickets.

**September 20** - T4A Happy Hour and Tour a Lustron! 11am-2pm, Clayton NC. Free, registration required. Enter LUSTRON on the form.

**September 14-16:** AIA South Atlantic ASPIRE Conference, Asheville NC. Includes a tour of three new area Modernist houses. Details.

**Through September 30:** The Paul Rudolph Institute for Modern Architecture exhibition **Architecture = Art: The Susan Grant Lewin Collection**, showing 50 architectural presentation drawings by **Eileen Gray, Daniel Arsham,** Frank Gehry, **Jesse Reiser, Hani Rashid,** Steven Holl, **Aldo Rossi,** Michael Graves, **James Wines, Stanley Tigerman,** and John Hejduk.

**October 3-6:** La Jolla Modernism Home Tour. Tickets.

**October 5-7:** Preservation North Carolina Conference, Asheville NC. Details.

**October 11:** Grace Farms 10th Anniversary Party, New Canaan CT. Tickets.

**October 16-19**: Modernism Week Weekend, Palm Springs CA. Tickets available August 1 here.

**October 16:** *An American Versailles* opens at the New Canaan Museum and Historical Society, featuring the Design Center at General Motors in Detroit, a

sprawling campus designed by Eero Saarinen. On October 21, there's a lunch talk with **Mark Markiewicz** discussing Saarinen (with a tour of the exhibition to follow).

**October 16:** T4A Happy Hour at Lights Unlimited, 5-7pm, Garner. Free, registration required. Enter LIGHTS on the form.

**October 18:** New Canaan Museum and Historical Society Modernist House Day Tour, New Canaan CT, with a VIP party sponsored on October 17 by USModernist. Tickets.

**October 19:** Special New Canaan Brunch, New Canaan CT, with USModernist. Join **George Smart** and **Devra Dubroff.** Information TBA.

**ADFF:** The Architecture and Design Film Festival: NY Oct 14-18, LA Oct 21-25, Vancouver Nov 5-9, Toronto Nov 12-15, Chicago Feb 2026.

**November 14-16:** Architecture Sarasota Mod Weekend. Member tickets open July 1, public August 1. Details.

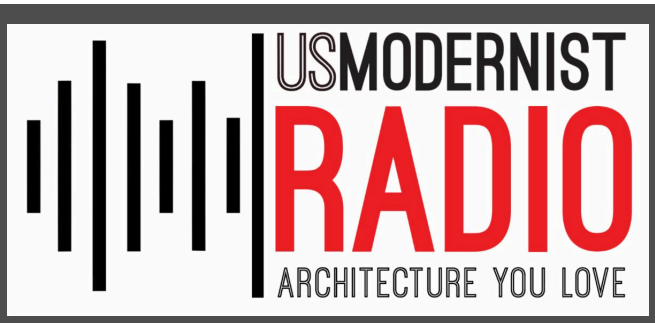
**Thursday, November 20 -** T4A Golden Belt, 5-7pm, Durham. Free, registration required. Enter GOLDEN on the form.
**Friday, Dedember 5** - Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

**Thursday, December 18** - T4A Happy Hour Arrowhead, 5-7pm, aleigh. Free, registration required. Enter ARROWHEAD on the form.

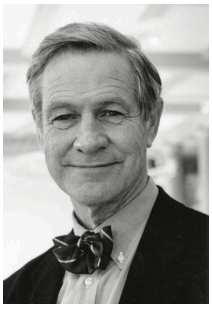
**February 12-22**: Modernism Week 2026, Palm Springs CA. Tickets available November 1 here.

**March 17-26:** DOCOMOMO International Conference in Los Angeles. Details TBA.

**Through November 2026:** National Building Museum, Washington DC. A South Forty examines the vibrant, distinctive contemporary architecture and design practices of the American South from 1990 to present day along US Highway 40, running west from North Carolina to Oklahoma.




## Latest Podcast


**#413/Daughters of Design: Susan Saarinen + Celia Bertoia + Carla Hartman / Phillip Cox + Niall Cronin on Evans Woollen / Special Musical Guest Ari Shapiro**

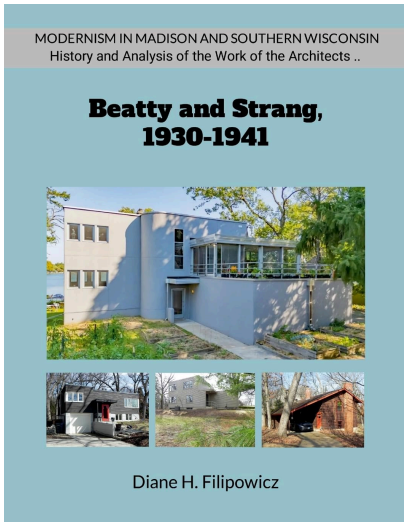
Recorded poolside at the swanky USModernist compound during Modernism Week 2025, we're hanging with the Daughters of Design: **Susan Saarinen**, **Celia Bertoia**, and **Carla Hartman**.

Back in the studio, authors **Phillip Cox** and **Niall Cronin** on architect Evans Woollen, and later, a well-known NPR host who's toured with Pink Martini, special musical guest **Ari Shapiro**.

USModernist Radio is underwritten by **Diane Bald** and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu, and Palm Springs.

New to podcasts? You can listen to USModernist Radio on any major podcast platform or through any computer.

## New Books



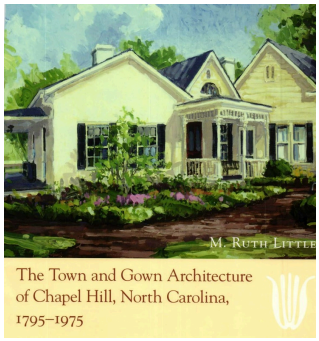

Available now: Beatty & Strang were pioneering International Style architects who worked in southern Wisconsin in the 1930s. They introduced designs of formal simplicity, functional beauty, modularity and prefabrication that are still emulated today. Author **Diane H. Filipowicz** is an architectural historian who has taught at East Carolina University. She edited and co-authored "Visual Research Methods in Design" with **Henry Sanoff** and wrote "Area Catholic Churches" for the AIANC. She's is now a principal with C. R. Francis/Architecture in New Bern NC. Order.

Available September 16: *Assemble: Building Collective.* The long-awaited monograph on the Turner Prize-winning architecture collective Assemble with more than a decade of their work. Described by architecture critic Edwin Heathcote as "young, widely admired and increasingly influential," they are the future of architecture and the antithesis of the faceless corporate




juggernaut. Providing an essential overview, architecture critic **Aaron Betsky** explores how Assemble's playful and subversive buildings—from their self-initiated temporary projects to their meteoric rise to international acclaim. Pre-order.

NCMODERNIST




Now you can have a free digital copy of **Ruth Little's** ultimate book on Chapel Hill architecture, courtesy of Little and Chapel Hill Preservation. You can find this beautiful reference guide in the book section of the USModernist Library.

While you're there, you can also find *Searching for a Voice*, by **Henry Sanoff;** *Benjamin Forrest Williams*, by **Jillian Goldberg**; *NCSU School of Design: The Kamphoefner Years,* by **Roger Clark**; the *1998 History of the NC American Institute of Architects,* by **Charlotte Brown**; and the book *Architects and Builders in North Carolina*, by **Catherine Bishir, Charlotte Brown, Carl Lounsbury, and Ernest Wood.**




FOR SALE

**Vacancy**, not development, is the enemy of mid-century Modernist houses. Preserve and protect the architecture you love by notifying us when North Carolina houses go vacant or on the market.

Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their NC Modernist houses for sale or rent for free. Submissions are subject to approval: single-family Modernist houses only, they can be old or new, the architect or designer can be from anywhere, but the house must be in North Carolina. Exclusively sponsored by:

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